



City of Santa Barbara
Planning Division

Memorandum

MEETING DATE: October 17, 2018

TO: Historic Landmarks Commission

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: **Staff Evaluation of additions and alterations to a City Landmark, the San Marcos Building as it applies to the Historic Resource Design Guidelines.**

ADDRESS: 1124-31 State Street and 9 West Anapamu Street, San Marcos Building

PROJECT:

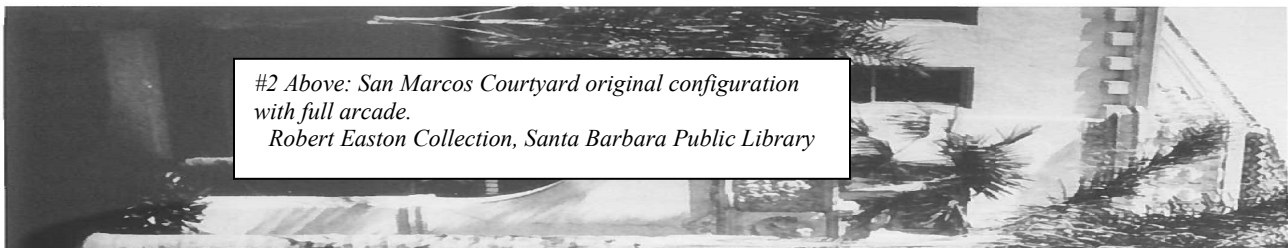
1. 1131 State Street: Proposal to demolish the recessed patio facing State Street, pushing the storefront toward State Street.
2. Paseo #1: Proposal to add entry storefronts leading into 1131 State Street and 1124 State Street
3. 1119 State Street: Proposal to convert the window bay to new entry storefront to restore to previous condition and match existing store fronts.
4. 1123 State Street: Proposal to convert the existing widow to the courtyard to doorway entrances.

This memorandum is intended to provide historic photographs and recommendations on the proposed scope of work to assist the Historic Landmarks Commission's review of the alterations to the designated City Landmark and to provide all the information required for the HLC to make the required finding that a per SBMC# 22.22.070, "The exterior alterations are being made primarily for the purposes of restoring the Landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark."

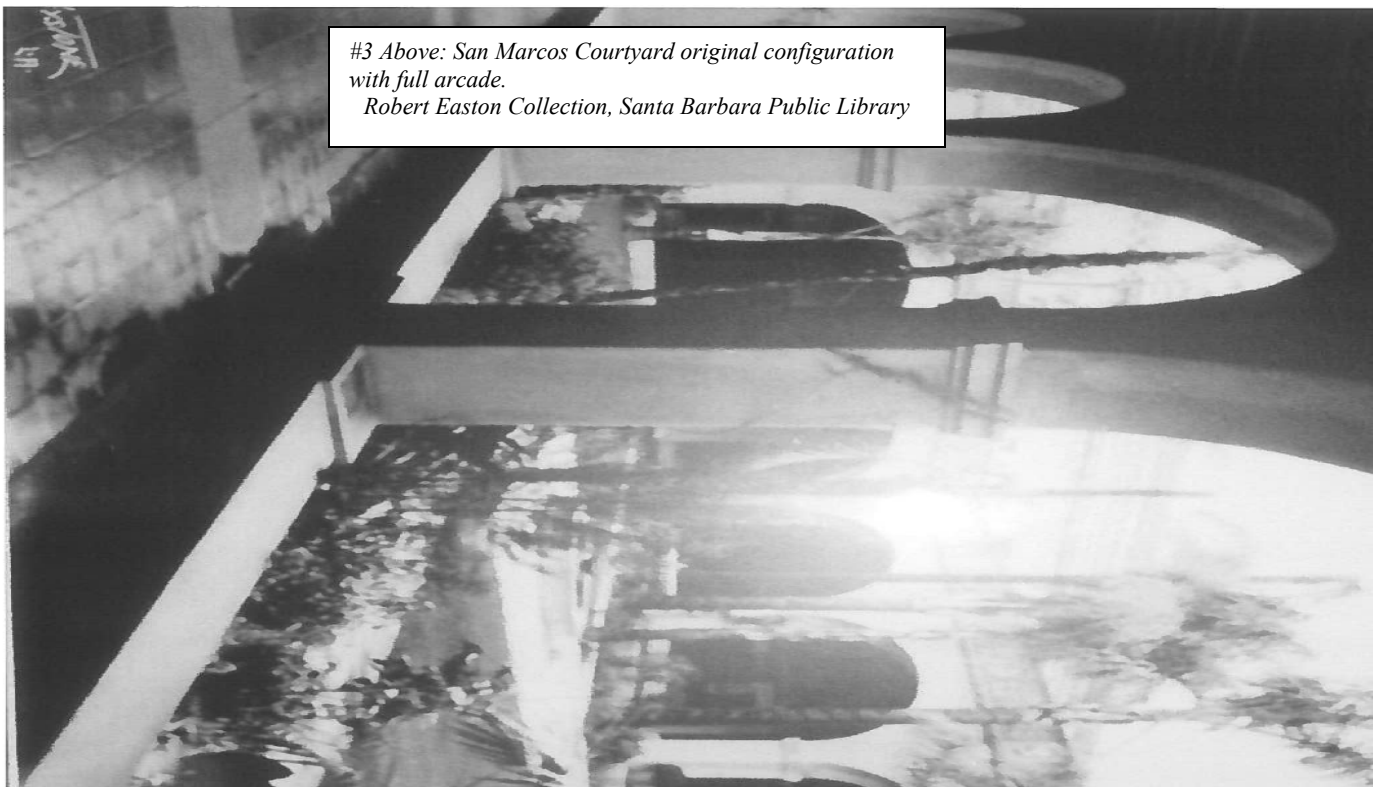
The period of significance is 1926 when Myron Hunt redesigned the building after the 1925 earthquake, and restoration work should be to restore the building to the 1926 appearance.



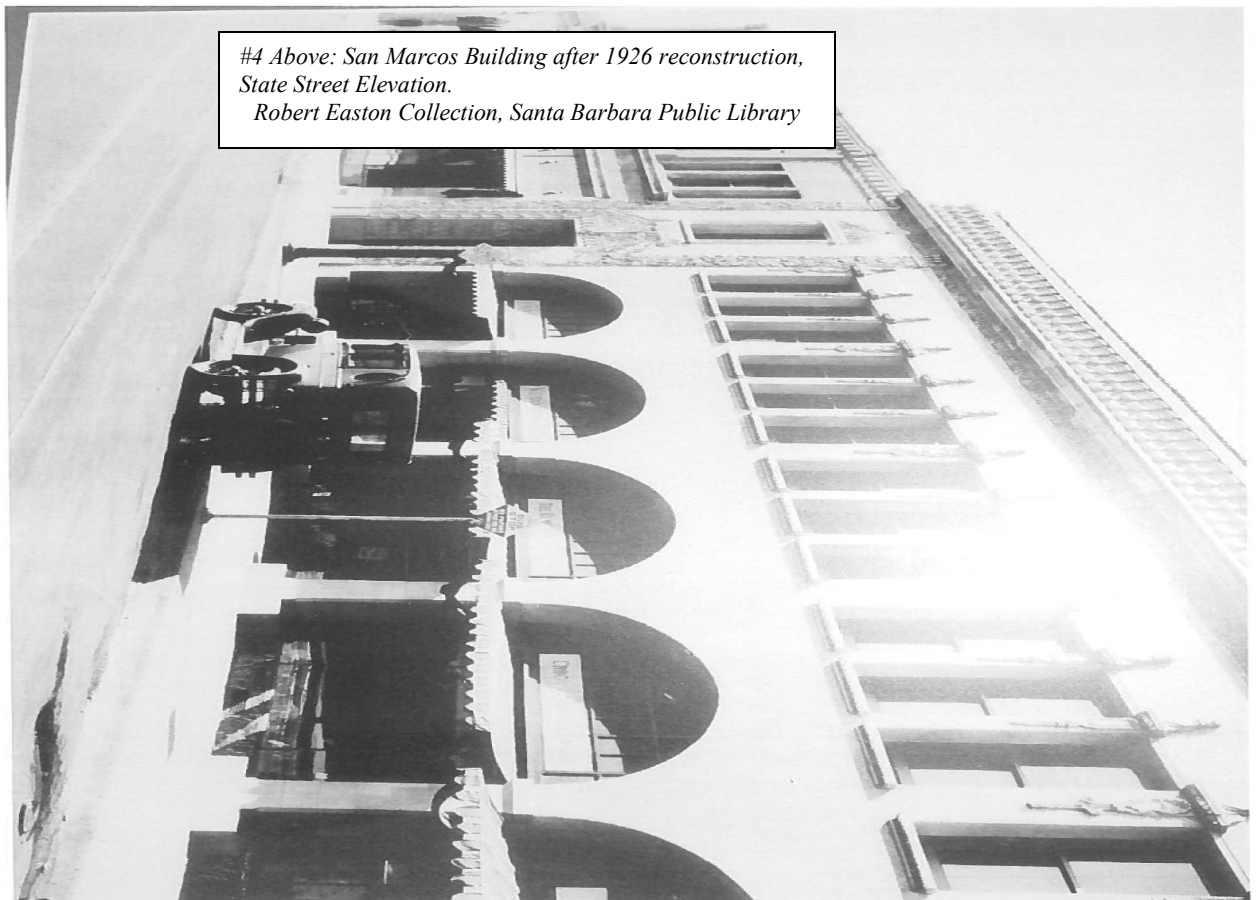
*#1 Above: San Marcos Building after 1926 reconstruction.
Robert Easton Collection, Santa Barbara Public Library*



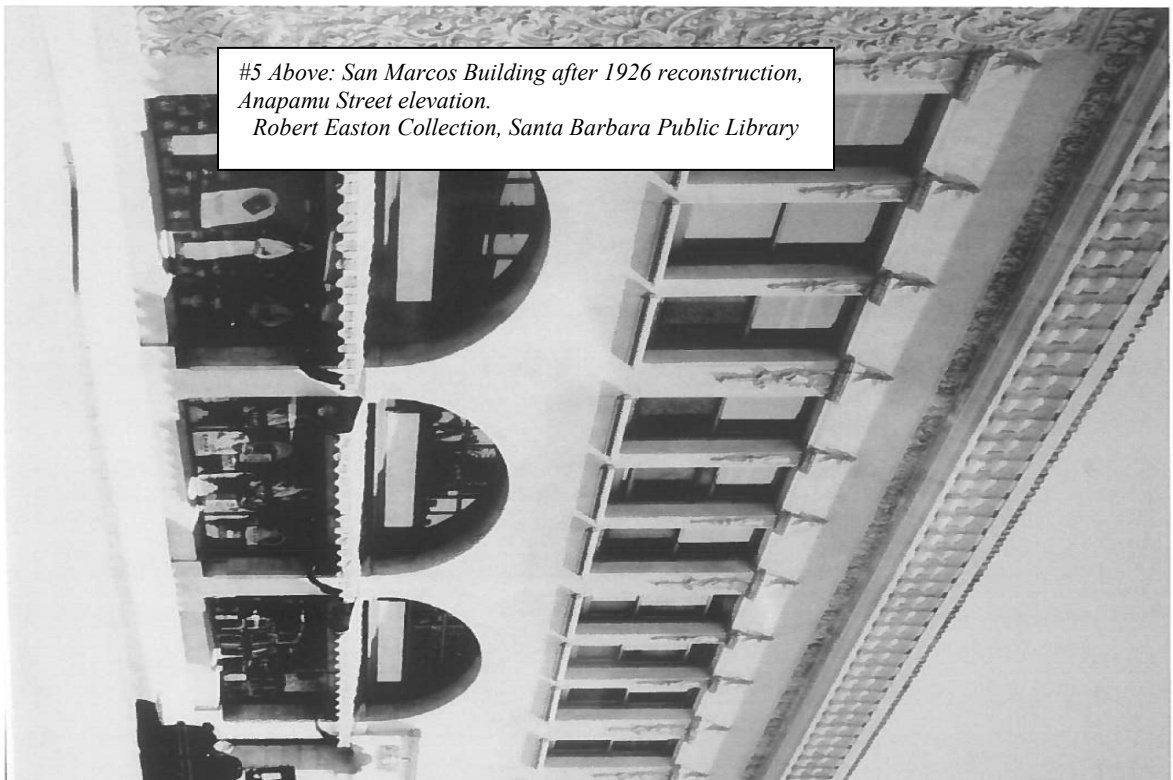
*#2 Above: San Marcos Courtyard original configuration
with full arcade.
Robert Easton Collection, Santa Barbara Public Library*



#3 Above: San Marcos Courtyard original configuration
with full arcade.
Robert Easton Collection, Santa Barbara Public Library



*#4 Above: San Marcos Building after 1926 reconstruction,
State Street Elevation.
Robert Easton Collection, Santa Barbara Public Library*



#5 Above: *San Marcos Building after 1926 reconstruction,
Anapamu Street elevation.*
Robert Easton Collection, Santa Barbara Public Library

unifying architectural style. In 1926, noted architects Myron Hunt and H. C. Chambers incorporated the adopted standards of the Spanish Colonial Revival architecture into a design for the building reconstruction. They designed the corner section of the San Marcos Building to be reconstructed using extensive Spanish Churrigueresque cast concrete detailing, and arched paseos leading from State Street and Anapamu Street to an interior courtyard (See photos 1-5). Part of the Hunt and Chambers design was a tower on top of the Churrigueresque building. The tower remains today in its original configuration.

The portions of the building that survived the earthquake were reduced to two-stories. The second floor triple sets of windows were left unaltered. The rectangular storefronts on Anapamu Street with glass tile transoms remained unchanged from their appearance before the earthquake. Although the San Marcos building was one unified structure, Hunt and Chambers created the illusion of three buildings fronting State Street by designing three separate and unique facades along State Street and the older portion on Anapamu. The older portions were differentiated from the 1926 construction because the roofline was slightly lower and Churrigueresque styling was absent.

In 1944, the property was sold and divided into separate shops. The 1129 State Street building Churrigueresque portion of the building was leased to F. W. Woolworth in 1949 at which time four of the five wide arched bays facing State Street were replaced by rectangular storefronts with glass display windows and recessed entrances with double doors. At this time, Woolworth's also expanded into a corner of the original courtyard. Woolworth's was an icon on the corner until it closed in the 1980s. Since at least 1980, the paseo to the courtyard from Anapamu Street had been filled with a tenant shop. The building was renovated in 1991 at which time scored stucco round arches were added to the storefronts on Anapamu Street to restore the original intent of the storefronts to the building. In 2008, the paseo to the courtyard was re-established at 9 West Anapamu. Although the original paseo was at the 5 West Anapamu Street bay in the Churrigueresque embellished entrance, this was the most feasible location for the reintroduction of paseo. The original multi-pane glass transom that was in 9 W. Anapamu was move to the bay on the far right of the Anapamu Street elevation to match the existing storefronts. At this time, the lower sashes of the 2nd story windows were replaced with two light fixed paned windows within the original casings.

Because storefronts are particularly susceptible to alteration in response to changing marketing techniques, the San Marcos building is fortunate to have had the storefronts altered in consultation with the HLC to restore and ensure the design elements conform to the original style of the building and alterations are compatible with the scale, design, materials, color, and texture of the historic building. Although changes have occurred on the structure, all of the ornate Churrigueresque ornamentation has survived and these striking architectural details still impart a sense of grandeur and firmly anchor the corner section of the building into Santa Barbara's Spanish Colonial Revival architectural tradition.

Alterations:

1. The second story windows were originally one over one, double hung, wood windows. The lower sashes of the second story windows have been altered to have jalousie glass divided by a wood mullion, but remain in the original casing.
2. The original design of 1926 storefronts included wide, arched storefront openings that were altered in 1949. The arched intention has been restored to the storefront bays and filled with either glass or stucco.
3. The storefronts on the west annex built in 1923 at 11 and 13 and installed in 15 West Anapamu Street have retained their original materials and design with the original glass tile

- transoms, recessed offset doorways and plate-glass display windows.
4. The original paseo leading from Anapamu Street to the courtyard was re-installed, although at 9 West Anapamu rather than in the Churrigueresque entrance at 5 W. Anapamu.
 5. The east elevation, including storefronts 1119-1127 State Street which are part of the pre-Churrigueresque building, were altered as per HLC review in 2006 in a quest to return the State Street façade to its original appearance.
 6. In 1949, Woothworth's made modifications and additions to the interior courtyard space and to the storefronts for other tenants including adding space to their building into the courtyard that cut off the one corner of the rectangular courtyard.

The San Marcos building's integrity of design has been altered but not to the extent that it cannot convey significance with the massing and original cast stone Churrigueresque decorative elements, window openings, paseos and courtyard and reconstructed arched storefront bays. Because storefronts are particularly susceptible to alteration in response to changing marketing techniques, the San Marcos building is fortunate to have had the storefronts altered in consultation with the Historic Landmarks Commission with a design that is compatible with the scale, design, materials, color and texture of the historic building. Although changes have occurred on the structure, all of the ornate Churrigueresque ornamentation has survived and these striking architectural details still impart a sense of grandeur and firmly anchor the corner section of the building into Santa Barbara's Spanish Colonial Revival architectural tradition.

Proposal

1. *1131 State Street: Proposal to demolish the recessed patio facing State Street, pushing the storefront toward State Street.*

Applicable Secretary of Interior Standard #6: Replacement of missing features will be substantiated by documentary and physical evidence.

Discussion: The four other round bay transom windows on State Street were all filled with stucco. Originally, the round bay transoms all had divided lights and the storefront at the face of the building recessed just behind the columns dividing the bays. Based on the photographic evidence provided in this report, the proposal to bring the existing storefront forward will return the bay to its original configuration. However in order for the Commission to make the required finding, the storefront should be recessed just behind the column and the transom design should match the original with more divided lights.



Above: San Marcos Building State Street Storefronts in existing condition.



2. Paseo #1: Proposal to add entry storefronts leading into 1131 State Street and 1124 State Street

Applicable Secretary of Interior Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Discussion: Without original drawings, it is not known if entrances ever lead into the paseo. This action will enhance the usability of the paseo and interaction with interior spaces. The storefronts in their proposed configuration will be differentiated from the design of the original storefronts which had more divided lights in the transoms. The new store fronts are compatible in the wood materials, the arched opening features, the size, scale, proportion and massing are compatible with the original storefronts and size of the paseo. The wood material is appropriate for the building.

3. 1119 State Street: Proposal to convert the window bay to new entry storefront to restore to previous condition and match existing store fronts.

Applicable Secretary of Interior Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Discussion: Returning the window to storefront doors will enhance the City Landmark as it will provide an appropriate entrance that matches the existing on this 1913 portion of the building and will not introduce any new inappropriate design elements. The wood doors will not destroy historic materials, features, or spatial relationships that characterize the property. The new wood doors being in the new storefront will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.

4. 1123 State Street: Proposal to convert the existing widow to the courtyard to doorway entrances.

Applicable Secretary of Interior Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Discussion: Although this storefront was originally recessed as part of the arcade, this proposal only proposes to add wood doors in the stark existing storefront that currently does not interact with the courtyard. The addition of doors to the commercial space will enhance the activity of the courtyard. It should be noted that when more extensive alterations are proposed, the project should consider recessing the storefronts to return the original arcade to the courtyard. The wood doors will not destroy historic materials, features, or spatial relationships that characterize the property. The new wood doors being in the new storefront will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.

URBAN HISTORIAN SUMMARY COMMENTS.

The Urban Historian recommends the State Street storefront match the original configuration behind the columns that divide the bay and with divided lights in the transom to match the original as provided by photographic evidence. The State Street elevation is the most visible elevation of the City Landmark and the Commission is required to make the following finding per SBMC# 22.22.070, "The exterior alterations are being made primarily for the purposes of restoring the Landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark." The other alterations 2-4 proposed will enhance the use of the San Marcos building and meet the Secretary of Interior Standard Number 9.